



City of San Antonio

Legislation Details (With Text)

File #: 17-6252

Type: Zoning Case

In control: Zoning Commission

On agenda: 11/21/2017

Title: ZONING CASE # Z2018001 (Council District 2): A request for a change in zoning from "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District to "C-2 AHOD" Commercial Airport Hazard Overlay District on Lot 108, Block 2, NCB 15731, located at 101 Dinn Drive. Staff recommends Denial.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Location Map

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: 2

SUBJECT:
Zoning Case Z2018001

SUMMARY:
Current Zoning: "R-6 AHOD" Residential Single-Family Airport Hazard Overlay District

Requested Zoning: "C-2 AHOD" Commercial Airport Hazard Overlay District

BACKGROUND INFORMATION:
Zoning Commission Hearing Date: November 21, 2017

Case Manager: Erica Greene, Planner

Property Owner: Veronica Acevedo

Applicant: Jose Acevedo

Representative: Jose Acevedo

Location: 101 Dinn Drive

Legal Description: Lot 108, Block 2, NCB 15731

Total Acreage: 0.2583

Notices Mailed

Owners of Property within 200 feet: 23

Registered Neighborhood Associations within 200 feet: None

Applicable Agencies: None

Property Details

Property History: The subject property was annexed into the City of San Antonio in 1972 and was previously zoned "Temporary R-1" Single-Family Residence District. Upon adoption of the 2001 Unified Development Code, the previous base zoning district converted to the current "R-6" Residential Single-Family District.

Topography: The property does not include any abnormal physical features such as slope or inclusion in a floodplain.

Adjacent Base Zoning and Land Uses

Direction: North

Current Base Zoning: C-3R

Current Land Uses: Restaurant

Direction: West

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Direction: South

Current Base Zoning: C-3R

Current Land Uses: Restaurant

Direction: East

Current Base Zoning: R-6

Current Land Uses: Residential Single-Family

Overlay and Special District Information: All surrounding properties carry the "AHOD" Airport Hazard Overlay District, due to their proximity to an airport or approach path. The "AHOD" does not restrict permitted uses, but can require additional review of construction plans by both the Development Services Department and the Federal Aviation Administration.

Transportation

Thoroughfare: Dinn Drive

Existing Character: Local Street

Proposed Changes: None

Thoroughfare: Fratt Road

Existing Character: Local Street

Proposed Changes: None

Public Transit: VIA bus route #8 is within walking distance of the subject property.

Traffic Impact: A Traffic Impact Analysis (TIA) is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

Parking Information: Auto: Tire Repair: requires a minimum of 1 per 500 sf GFA including service bays, wash tunnels, and retail areas and a maximum of 1 per 375 sf GFA including service bays, wash tunnels, and retail areas

ISSUE:

None.

ALTERNATIVES:

A denial of the request will result in the subject property retaining the current "R-6" Residential Single-Family District. The current zoning of "R-6" Residential Single-Family District allows Single-family dwelling (detached) with a minimum lot size of 6,000 square feet and a minimum lot width of 50 feet, foster family home, public and private schools.

FISCAL IMPACT:

None.

PROXIMITY TO REGIONAL CENTER/PREMIUM TRANSIT CORRIDOR:

The subject property is not located within a Regional Center. The subject property is located within a half mile of a Premium Transit Corridor.

RECOMMENDATION:

Staff Analysis and Recommendation: Staff recommends Denial.

Criteria for Review: According to Section 35-421, zoning amendments shall be based on the approval criteria below.

1. Consistency:

The subject property is currently not located within a Neighborhood, Community, or Sector Plan therefore a finding of consistency is not required. However, staff finds the requested zoning change is not consistent with the existing development pattern of the area.

2. Adverse Impacts on Neighboring Lands:

Staff finds evidence of likely adverse impacts on neighboring lands in relation to this zoning change request. The requested zoning change for tire repair service does not blend in with the surrounding residential properties of the area.

3. Suitability as Presently Zoned:

The current "R-6" base zoning district is appropriate for the subject property's location. The requested zoning for a tire repair service is not appropriate for the area. The surrounding properties to the east and west are zoned residential.

4. Health, Safety and Welfare:

Staff has found no indication of likely adverse effects on the public health, safety, or welfare. The surrounding land uses include residential properties. The requested zoning change to allow for a tire repair service encroaches on the surrounding residential lots and will not fit in with the surrounding land uses.

5. Public Policy:

The rezoning request does not appear to conflict with any public policy objective.

6. Size of Tract:

The subject property totals 0.2583 acres in size, which should reasonably accommodate the uses permitted in “C-2” Commercial District.

7. Other Factors:

None.